

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Blue Elk Retirement Apartments
SITE LOCATION: 1333 East Old State Road 46
Nashville, IN 47448
Brown County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Blue Elk Retirement Apartments, LP
Stephen Alexander
21 West Merrill St.
Indianapolis, IN 46225
(317) 261-0070

OF UNITS AT EACH SET ASIDE:

60% of AMI: 56
50% of AMI: 6
40% of AMI: 0
30% of AMI: 0
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 22
Two bedroom: 39
Three bedroom: 1
Four bedroom: 0
Total units: 62

TOTAL PROJECTED COSTS: \$8,845,575.00

RHTCs REQUESTED: \$958,829.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-005
BIN:

FINAL SCORE: 56.50

REASON FOR DENIAL: Failed the minimum 60 point threshold requirement & would exceed the new construction county cap.

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PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Canterbury House Apartments II-Mann Rd.
SITE LOCATION: 6505 Tanner Drive
Indianapolis, IN 46221
Marion County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Canterbury House II-Mann Road, LP
Jeffrey L. Kittle
500 E. 96th Street, Suite 300
Indianapolis, IN 46240
(317) 805-1980

OF UNITS AT EACH SET ASIDE:

60% of AMI:	54
50% of AMI:	17
40% of AMI:	0
30% of AMI:	0
Market Rate:	5

UNIT MIX:

Efficiency:	0
One bedroom:	32
Two bedroom:	24
Three bedroom:	12
Four bedroom:	8
Total units:	76

TOTAL PROJECTED COSTS: \$8,268,773.00

RHTCs REQUESTED: \$800,000.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-010
BIN:

FINAL SCORE: 71.25

REASON FOR DENIAL: Exceeds large city new construction cap because it is not part of community revitalization effort.

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PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Chadwick Apartments

SITE LOCATION: 1005 N. Pennsylvania Street
Indianapolis, IN 46204
Marion County

PROJECT TYPE: Rental Rehabilitation

APPLICANT / OWNER: The Chadwick Apartments L.P.
Daniel Hubbard
55 Monument Circle, Suite 201
Indianapolis, IN 46204
(317) 264-1833 Ext. 203

OF UNITS AT EACH SET ASIDE:

60% of AMI:	0
50% of AMI:	15
40% of AMI:	14
30% of AMI:	6
Market Rate:	0

UNIT MIX:

Efficiency:	24
One bedroom:	11
Two bedroom:	0
Three bedroom:	0
Four bedroom:	0
Total units:	35

TOTAL PROJECTED COSTS: \$7,908,322.00

RHTCs REQUESTED: \$799,468.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-014
BIN:

FINAL SCORE: 93.50

REASON FOR DENIAL: Development has over a \$1.2 million finance gap.

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PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Country Squire Villas
SITE LOCATION: 500 Country Side Drive
Ossian, IN 46777
Wells County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: Biggs Country Squire, LP
Cynthia Snider
522 S. 13th Street
Decatur, IN 46733
(260) 724-9131

OF UNITS AT EACH SET ASIDE:

60% of AMI: 10
50% of AMI: 10
40% of AMI: 10
30% of AMI: 0
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 6
Two bedroom: 24
Three bedroom: 0
Four bedroom: 0
Total units: 30

TOTAL PROJECTED COSTS: \$1,737,234.00

RHTCs REQUESTED: \$140,346.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-016
BIN:

FINAL SCORE: 56.00

REASON FOR DENIAL: Failed the minimum 60 point threshold requirement.

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

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PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Green River Apartments
SITE LOCATION: 2700 S. Green River Road
Evansville, IN 47715
Vanderburgh County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Green River Apartments Housing Partners, LP
William Hollingsworth
12557 Branford Street
Carmel, IN 46032
(317) 557-9442

OF UNITS AT EACH SET ASIDE:

60% of AMI: 26
50% of AMI: 20
40% of AMI: 2
30% of AMI: 0
Market Rate: 0

UNIT MIX:

Efficiency: 0
One bedroom: 0
Two bedroom: 22
Three bedroom: 26
Four bedroom: 0
Total units: 48

TOTAL PROJECTED COSTS: \$7,390,621.00

RHTCs REQUESTED: \$800,000.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-023
BIN:

FINAL SCORE: 73.50

REASON FOR DENIAL: Score and exceeds the Large City new construction cap because it is not part of a community revitalization effort.

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

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PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Hopeside Senior Community II
SITE LOCATION: Approx. 2001 E. 25th Street
Indianapolis, IN 46218
Marion County
PROJECT TYPE: Rental - New Construction
APPLICANT / OWNER: Hopeside 2009, LP
Frank Alexander
1701 E. 25th Street
Indianapolis, IN 46921
(317) 925-6970

OF UNITS AT EACH SET ASIDE:

60% of AMI:	14
50% of AMI:	10
40% of AMI:	8
30% of AMI:	3
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	0
Two bedroom:	35
Three bedroom:	0
Four bedroom:	0
Total units:	35

TOTAL PROJECTED COSTS: \$5,536,948.00

RHTCs REQUESTED: \$586,201.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-026
BIN:

FINAL SCORE: 105.00

REASON FOR DENIAL: Exceeds large city new construction cap because it is not part of a community revitalization effort.

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PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Meadowlawn of Kokomo
SITE LOCATION: 1920 S. Goyer Road
Kokomo, IN 46902
Howard County
PROJECT TYPE: Rental Acquisition/Rehabilitation
APPLICANT / OWNER: Meadowlawn of Kokomo, LP
Jenny Raugh
269 S. S. Jefferson Street
Berne, IN 46711
(260) 589-4000 Ext. 477

OF UNITS AT EACH SET ASIDE:

60% of AMI:	44
50% of AMI:	39
40% of AMI:	39
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	42
Two bedroom:	80
Three bedroom:	0
Four bedroom:	0
Total units:	122

TOTAL PROJECTED COSTS: \$6,214,695.00

RHTCs REQUESTED: \$462,133.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-034
BIN:
HOME FUNDS AWARD #:

FINAL SCORE: 66.50

REASON FOR DENIAL: Score & Located outside of a disaster county.